

February 10, 2020

Mr. Robert Williams, Administrator  
Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**RE: Continuation of Reservation Plats for Rights-of-Way  
Due to Expire on June 30, 2020**

Dear Mr. Williams:

There are four reservation plats that are due to expire on June 30, 2020 which are eligible for continuation beyond that date.

Section 24-141 of the County Code requires that prior to the expiration date; the Planning Board shall provide an opportunity for the County Executive, the County Council, and any municipality within which such property is located to comment upon such renewal. It is further required that consent from the property owners be obtained prior to any continuation beyond the first three (3) years. At its meeting on February 6, 2020, the Planning Board authorized staff to send mail-back forms to the property owners to determine their intent to continue the reservations.

Table 1 (below) contains information on the reservation properties. The Planning Board will review the reservation plats for continuation at a meeting prior to June 30, 2020.

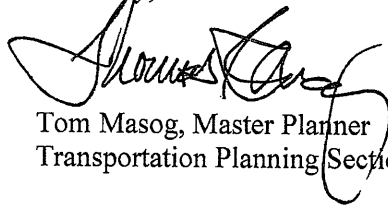
<b>Table 1 - RESERVATION PLATS DUE TO EXPIRE ON JUNE 30, 2020</b>						
	<b>FACILITY</b>	<b>SUBDIVISION</b>	<b>PLAT</b>	<b>OWNER</b>	<b>ZONING</b>	<b>SIZE</b>
1	Branch Avenue/Surratt's Road Interchange	Parcel A Summit Creek	VJ 162-42 (5/15/1992)	KT III Associates	C-S-C	0.85 acres
2	Branch Avenue/Surratt's Road Interchange	Parcels B, C, E, G Summit Creek	VJ 171-84 (1/11/1995)	Land and Commercial, Inc.	R-S	3.64 acres
3	US 301 Upgrade	Part of Lot 4 Bowling Heights	REP 193-31 (9/13/2001)	Carolyn & Robert Bruce Swanson	R-R	3.60 acres
4	US 301 Upgrade	Parcels A and B Mill Branch	SJH 244-41 (2/23/2016)	K & P Holdings, LLC	R-A	4.1983

Mr. Robert Williams  
February 10, 2020  
Page 2

All of the reservation plats were established for facilities recommended in adopted and approved master plans. It is requested that the Council review the reservation plats and provide comments by April 1, 2020 so that they may be included in the staff report to the Planning Board. Enclosed for your information are copies of the resolutions and reservation plats for the current reservation period.

If there are any questions or additional information is needed, please contact me at (301) 952-3650 or at [tom.masog@ppd.mncppc.org](mailto:tom.masog@ppd.mncppc.org).

Sincerely,



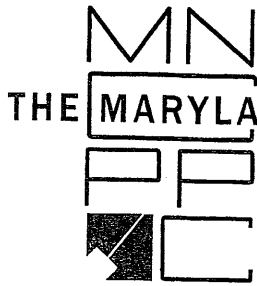
Tom Masog, Master Planner  
Transportation Planning Section

Enclosures:

Copy of resolutions and reservation plats

cc: Elizabeth M. Hewlett, Chairman, Prince George's County Planning Board  
Andree Green Checkley, Esq., Planning Director, Prince George's County Planning Department  
Katina Shoulars, Acting Chief, Countywide Planning Division

*Received by [Signature]*  
6/12/19



**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

**RECEIVED**

JUN 12 2019

**ASSESSOR'S OFFICE**  
Prince George's County, MD

*In Person*  
**RESOLUTION**

PGCPB No. 19-54

**FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE**

WHEREAS, Carolyn Mae Swanson, and Robert Bruce Swanson are the owners of part of Lot 4, consisting of 3.6042 acres of land as shown on Preliminary Plat of Subdivision 4-00027, entitled Bowling Heights, situated in Prince George's County, Maryland, Election District No. 3, and as shown on Tax Map 93, Grid C-1, located northwest of US 301 and Village Drive West, and having been conveyed by Jessie Millicent Swanson, by deed dated January 24, 1992, and recorded in Liber 8188 at Folio 521, in Plat Book REP 193 at Plat 31, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 13, 2001, The Maryland-National Capital Park and Planning Commission, by Resolution No. 01-172(A), duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 05-120, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-91, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-128, adopted June 21, 2007, continued said reservation for an additional one (1) year; and by Resolution 08-87, adopted June 12, 2008, continued said reservation of an additional one (1) year; and by Resolution 09-102, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-47, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-37, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-56, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-14, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-20, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-16, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-24, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-22, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-10, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-54, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 13, 2001, still continue and exist at the present time; and

WHEREAS, the aforementioned property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, Carolyn Mae Swanson, and Robert Bruce Swanson are the sole and only owners of any legal or equitable right, interest or title in the aforementioned property, and have requested that the property shall remain and continue in reservation for public use;

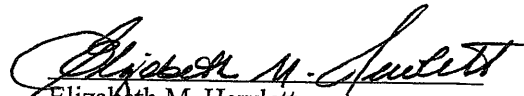
NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

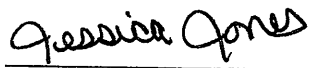
1. That the above-described property, comprising 3.6042 acres, Part of Lot 4, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed US 301 upgrade the F10 and A-61 facility as shown on the Master Plan of Transportation; and
2. That during the reservation period, no building or structure shall be erected upon the land reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with a document from the public Lands Records attesting to such sale; and
3. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provision of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
4. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book REP 193, Plat 31, on January 18, 2002, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
5. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and
6. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

  
Elizabeth M. Hewlett  
Chairman

By:   
Jessica Jones  
Planning Board Administrator

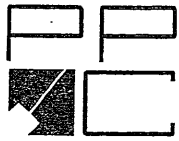
APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 5/13/19

Received by Day Ke  
6/12/19

**MN**  
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**



**RECEIVED**

JUN 12 2019

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

PGCPB No. 19-53

ASSESSOR'S OFFICE  
Prince George's County, MD

*In Person*  
**RESOLUTION**

**FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE**

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the owner of certain parcels of land consisting of 3.6364 acres as shown as Parcels B, C, E and G, Block L on Preliminary Plat of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid F-1, located on the northwest side of Branch Avenue, MD 5 and Surratt's Road, and having been conveyed by Realty Investment Associates III, by deed dated May 9, 2001 and recorded in Liber 14603 at Folio 736, also being Parcel B, Block L as shown on a plat of subdivision entitled Plat Twenty-One, Summit Creek and Parcel C, Block L as shown on Plat Twenty-Two, and Parcel E, Block L as shown on Plat Twenty-Three and Parcel G, Block L as shown on Plat Twenty-Four, Summit Creek and recorded in Plat Book VJ167 at 100 and Plat Book VJ168 at 1, 2 and 3, now also known as Reservation Plat, Parcels B, C, E and G, Block L, Summit Creek, by plat recorded January 11, 1995 in Plat Book VJ 171 at 84; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 8, 1994, The Maryland-National Capital Park and Planning Commission, by Resolution No. 94-359, duly adopted, placed the above-mentioned property in reservation for public use; and by Resolution No. 98-139, adopted May 21, 1998, and by Resolution No. 01-100, adopted May 24, 2001, and by Resolution No. 04-82, adopted June 10, 2004, and by Resolution No. 05-96, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-90, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution No. 07-126, adopted June 21, 2007, continued said reservation for one (1) additional year; and by Resolution 08-89, adopted June 12, 2008, continued said reservation for an additional one (1) year; and by Resolution 09-101, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-45, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-36, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-54, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-13, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-19, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-15, adopted June 18, 2015; continued said reservation for an additional one (1) year; and by Resolution 16-23, adopted June 2, 2016; continued said reservation for an additional one (1) year; and by Resolution 17-21, adopted June 29, 2017; continued said reservation for an additional one (1) year; and by Resolution 18-09, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-53, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 8, 1994, still continue and exist at the present time; and

WHEREAS, the property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the sole and only owner of any legal or equitable right, interest or title in the property, and has requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

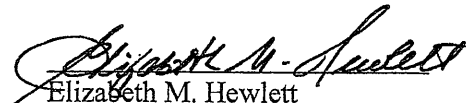
1. That the above-described property, comprising 3.6364 acres, Parcels B, C, E and G, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed Interchange of Branch Avenue, MD 5 and Surratt's Road as shown on the *Subregion 5 Master Plan*; and
2. That during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with documents from the public Land Records attesting to such sale; and
3. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
4. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 162, Plat 42, on January 11, 1995, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
5. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and

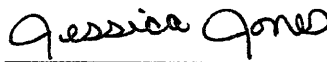
6. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

  
Elizabeth M. Hewlett  
Chairman

By   
Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

  
M-NCPPC Legal Department

Date 5/13/19



**Reservation Certificate**

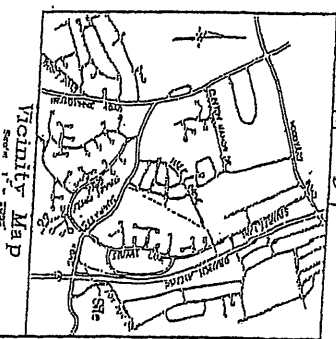
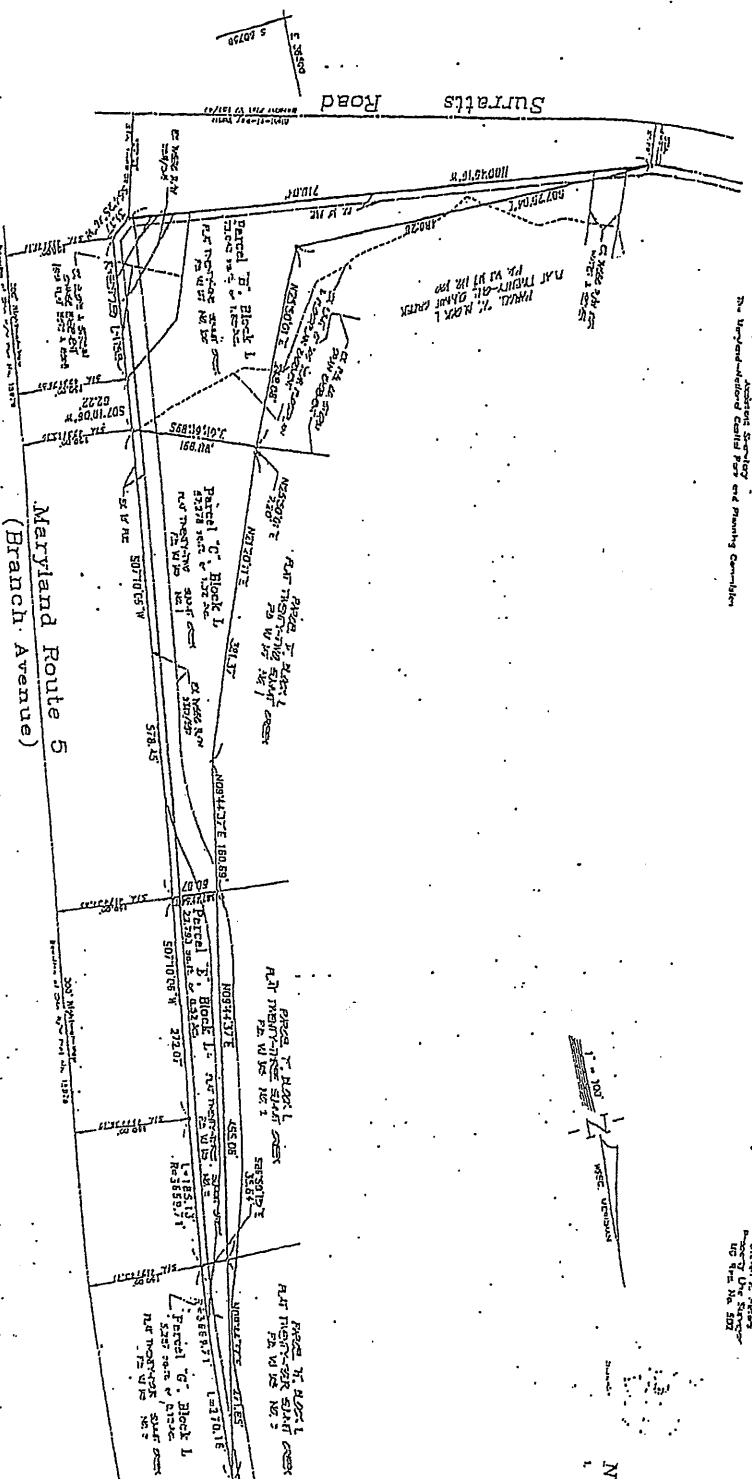
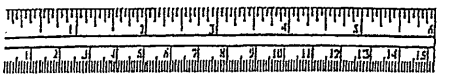
I hereby certify that, pursuant to the provisions of Article 23 of the Maryland Constitution and the provisions of the Act for the Acquisition of Public Land for the Reservation of the National Capital Park and Planning Commission, and in accordance with the provisions of the Act for the Acquisition of Public Land for the Reservation of the National Capital Park and Planning Commission, I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission, and I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission, and I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission.

DECEMBER 19, 1982  
 Director, National Capital Park and Planning Commission

DECEMBER 19, 1982  
 Director, National Capital Park and Planning Commission

**Surveyor's Certificate**

I have surveyed and plotted the plat shown hereon in accordance with the provisions of Article 23 of the Maryland Constitution and the provisions of the Act for the Acquisition of Public Land for the Reservation of the National Capital Park and Planning Commission, and I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission, and I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission, and I have approved the Reservation Certificate for the Reservation of the National Capital Park and Planning Commission.



**Note:**  
 Development of this property must conform to the Subdivision Regulations of the Prince George's County Board of Public Works, and to the provisions of the Act for the Acquisition of Public Land for the Reservation of the National Capital Park and Planning Commission.

**RESERVATION PLAT**  
 of  
**Land for Public Use**

**Summit Creek**  
 Surratt's Election District No. 9  
 Prince George's County  
 Maryland  
 October 1982

Herbison, National Capital Park & Planning Commission  
 Prince George's County Planning Board  
 APPROVED: *[Signature]* DATE: *[Date]*  
 ASSISTANT SECRETARY  
 M-NCPP & P.C. Record File No. S-94219

Recorded: 11-95  
 Plat Book: N.J. 171  
 Plat No.: 914  
 Preliminary File No. 4-80003

**FILED**  
 JUN 11 1985  
 COM. OF THE PRINCE GEORGE'S COUNTY

IN WITNESS WHEREOF  
 I have hereunto set my hand and seal  
 this 11th day of June 1985

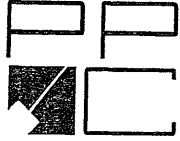
*[Signature]*  
 Director, National Capital Park and Planning Commission

Scale: 1" = 100'  
 Drawn by: *[Signature]*  
 Checked by: *[Signature]*

741553/10-219117

V.I. 191-84

MIN  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



PGCPB No. 19-55

RECEIVED

JUN 12 2019

ASSESSOR'S OFFICE  
Prince George's County, MD

RESOLUTION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

In Person

WHEREAS, K & P Holdings, LLC, is the owner of Parcel A and Parcel B, consisting of 4.1983 acres of land as shown on Preliminary Plat of Subdivision 4-05140, entitled Mill Branch, situated in Prince George's County, Maryland, Election District No. 7, and as shown on Tax Map 63, Grid E-1, located southeast of the intersection of Mill Branch Road and Crain Highway (US 301), and having been conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees, by deed dated December 27, 2010, and recorded in Liber 32315 at Folio 51, in Plat Book MMB 240 at Plats 57 and 58, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, the Commission, upon review of the Preliminary Subdivision Plan submitted herein, which incorporates the parcels of this plan to be reserved, referred the Preliminary Subdivision Plan to its General Plan and studies related thereto, to determine the need for reserving for public use any of the land included in the Preliminary Subdivision Plan; and

WHEREAS, on February 18, 2016, The Maryland-National Capital Park and Planning Commission, by Resolution No. 16-16, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 19-07, adopted February 14, 2019, continued said reservation for an additional one (1) year; and by Resolution 19-55, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated February 18, 2016, still continue and exist at the present time; and

WHEREAS, the above-described property lies within the right-of-way for the proposed F-10 US 301 upgrade, said proposed improvement being referred to in the Bowie and Vicinity Master Plan, as part of the General Plan for the Physical Development of the Maryland-Washington Regional District, and said property is accordingly required for public use; and

WHEREAS, studies by The Maryland-National Capital Park and Planning Commission determine and demonstrate the necessity of locating the proposed F-10 US 301 upgrade, as shown on the Bowie and Vicinity Master Plan, Prince George's County, incorporated herein, and emphasize the need to preserve the required land against loss or encroachment; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Division II of the Land Use Article of the Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, The Maryland-National Capital Park and Planning Commission hereby declares the above described 4.1983 acres of land to be a Reservation of Land for Public Use; said land to be used for the proposed F-10 US 301 upgrade; and

BE IT FURTHER RESOLVED, during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading

shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board, as provided herein. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and be provided with documents from the Land Records attesting to such sale; and

BE IT FURTHER RESOLVED, that certified copies of this resolution be transmitted to the Owner of Record and to the Supervisor of Assessments and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of Division II of the Land Use Article of the Annotated Code of Maryland and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of State, County and local taxes for a period of one (1) year beginning July 1, 2019 and ending June 30, 2020.

BE IT FURTHER RESOLVED, that an appropriate Reservation Plat covering the aforesaid property, be prepared by the staff of this Commission, certified by its authorized representatives, and duly recorded among the Land Records of Prince George's County, Maryland; and

BE IT FURTHER RESOLVED, that a copy of the above Reservation Plat be attached to and accompany each Resolution which is transmitted to the Owner of Record and to the various State and County officials hereinbefore enumerated; and

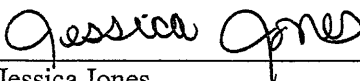
BE IT FURTHER RESOLVED, that a notice of this Resolution be published once in each of the County newspaper of record, in the Maryland-Washington Regional District in Prince George's County, as required by the above-referenced Regulations for the Subdivision of Land.

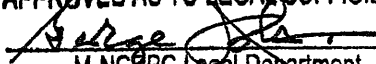
\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

  
Elizabeth M. Hewlett  
Chairman

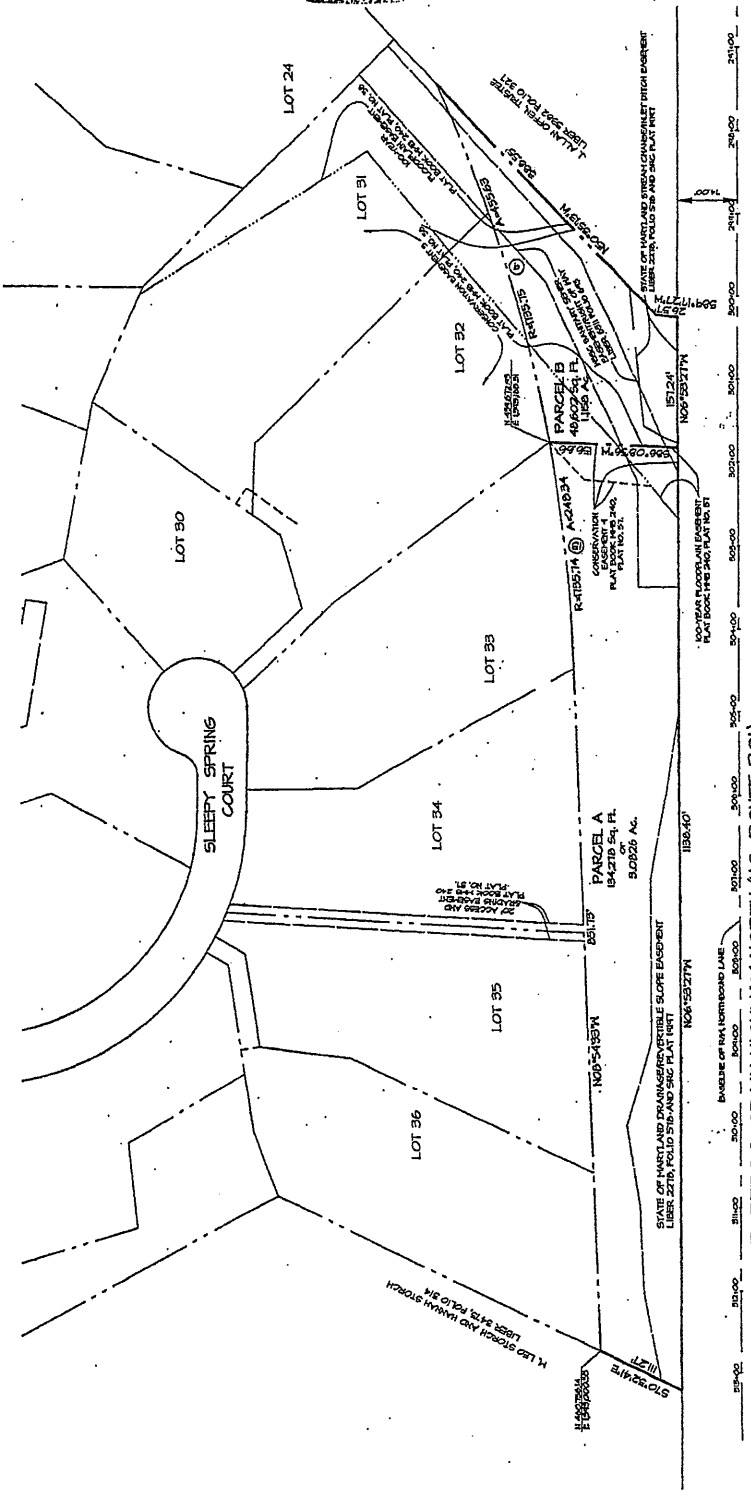
By   
Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY  
  
M-NCPPC Legal Department

Date 5/13/19

5011404 41

03/08/108



VICINITY MAP  
SCALE: 1" = 1000'

**RECORDED**

MAR 22 2016

PRINCE GEORGE'S COUNTY PLANNING DEPT  
COUNTY WIDE PLANNING DIV.

FILED

FEB 23 2016

STATE OF MARYLAND  
PRINCE GEORGE'S COUNTY

**RESERVATION PLAT**  
**PARCELS A AND B**  
**MILL BRANCH**

QUEEN ANNE ELECTION DISTRICT NO. 7  
PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1" = 100'  
FEBRUARY 2016

BEN DYER ASSOCIATES, INC.  
ENGINEERS - SURVEYORS - PLANNERS  
11721 WOODMORE ROAD, SUITE 200  
MITCHELLVILLE, MARYLAND 20721  
PHONE: (800) 480-2000

M&A 51250 - 19482

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct; that it is a reservation of land for public use as shown on the plat and that the same is in compliance with the provisions of the Prince George's County Code and is subject to the provisions and conditions therein.

The total area included in this Reservation Plat is 182,800 square feet or 4.1983 acres of land.

Date: 4 Feb 16  
Mark E. Powell  
Professional Land Surveyor  
Registration No. 1-26-2017

This plat was prepared by me or under my responsible charge in compliance with requirements set forth in COMAR 04.13.06.12 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.

**RESERVATION CERTIFICATE**

I hereby certify that pursuant to the provisions of Article 29, Annotated Code of Maryland, and the regulations for the subdivision of land for the Maryland-National Capital Park and Planning Commission by Resolution PCPPB No. 06-124, File No. 4-05140, adopted June 15, 2006, as required, in condition 14 of same, for Parcels A and B, consisting of 182,800 square feet of land, to be a reservation of land for public use as deemed necessary for the proposed U.S. 301 upgrade (R-10) as recommended in the Boyle-Collington-Mitchellville and Vicinity Master Plan as shown on studies by the Maryland-National Capital Park and Planning Commission.

Said Public Reservation to continue in full force and effect for three years beginning February 18, 2016, unless extended in accordance with Section 24-141.

This Reservation Plat is in accordance with Sections 24-134, 24-140 and 24-141 of the Subdivision Regulations of the Prince George's County Code and is subject to the provisions and conditions therein.

Date: February 23, 2016  
Assistant Secretary  
The Maryland-National Capital Park and Planning Commission

APPROVED: February 18, 2016  
CHAIRMAN  
PRINCE GEORGE'S COUNTY PLANNING BOARD

RECORDED: 0-03-16  
PLAT BOOK: 5011404  
PLAT NO.: 41

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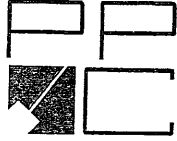
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Received by Amy Lee  
6/12/19

**MN**  
**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**



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14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

JUN 12 2019

PGCPB No. 19-52

**ASSESSOR'S OFFICE**  
Prince George's County, MD

*In Person* [Signature]

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, KT III Associates, LLC, is the owner of a certain parcel of land consisting of 0.8510 acres, designated Parcel A, as shown on Preliminary Plan of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid E-2, located on the southwest side of Branch Avenue, MD 5 and Surratts Road, and having been conveyed by Realty Investment Associates III, by deed dated February 13, 1992, and recorded in Liber 8209 at folio 76; being also Parcel A as shown on Plat of Subdivision entitled Parcel A, Summit Creek and recorded in Plat Book VJ 159 at Plat 45, now also known as Reservation Plat, Parcel A, Plat Fourteen Summit Creek by plat recorded May 15, 1992 in Plat Book VJ 162 at Plat 42; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on April 23, 1992, The Maryland-National Capital Park and Planning Commission, by Resolution No. 92-97, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 95-133, adopted May 18, 1995, and by Resolution No. 98-141, adopted May 21, 1998, and by Resolution No. 99-95, adopted May 27, 1999, and by Resolution No. 00-76, adopted June 1, 2000, and by Resolution No. 01-102, adopted May 24, 2001, and by Resolution No. 02-85, adopted May 16, 2002, and by Resolution No. 03-89, adopted May 15, 2003, and by Resolution No. 04-81, adopted June 10, 2004, and by Resolution No. 05-95, adopted May 26, 2005, continued said reservation for an additional one (1) year period; and by Resolution 06-89, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-127, adopted June 21, 2007, continued said reservation for an additional one (1) year period; and by Resolution 08-88, adopted June 12, 2008, continued said reservation for an additional one (1) year; and by Resolution 09-100, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-46, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-35, adopted May 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-55, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-12, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-18, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-14, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-22, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-20, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-08, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-52, adopted May 23, 2019, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution or reservation dated April 23, 1992, still continue and exist at the present time; and

WHEREAS, the aforementioned property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, KT III Associates, LLC, is the sole and only owner of any legal or equitable right, interest or title in the aforementioned property, and has requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)((1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

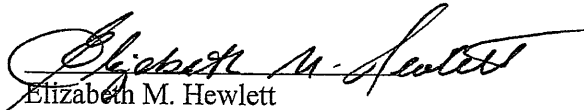
1. That the above-described property, comprising 0.8510 acres, Parcel A, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed Interchange of Branch Avenue, MD 5 and Surratts Road as shown on the *Subregion 5 Master Plan*; and
2. That during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with documents from the public Land Records attesting to such sale; and
3. That notwithstanding the above paragraph, the owner's request to use the property to construct and maintain over and upon the entirety of Parcel A such public utilities (including water, sewer and storm drainage) and sales and marketing structures as it may deem necessary or desirable, and further to grade within Parcel A upon a 15-foot-wide strip of land running and binding along the northern and western borders of Parcel A as described in a letter dated March 16, 1992, is hereby approved subject to a prohibition on construction of permanent buildings. All temporary use of the property shall be in accordance with the rules and regulations of applicable County Ordinance pursuant to Section 24-140(d) of the Prince George's County Code; and
4. That on April 20, 1995, KT III Associates, LLC, requested to use the aforesaid property to clear, grade and construct improvements in order to use the aforesaid property to provide a fully serviceable and public commercial entrance and roadway, including business signs, landscaping and utility installation. On May 11, 1995, the Prince George's County Planning Board approved the request; PGCPB Resolution No. 95-119. No permanent buildings will be constructed and all temporary use of the property shall be in accordance with the rules and regulations of the applicable County Ordinance; and

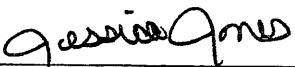
5. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2019, and ending June 30, 2020; and
6. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 162, Plat 42, on May 15, 1992, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
7. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and
8. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Doerner, and Hewlett, voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on May 2, 2019 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 23rd day of May 2019.

  
 Elizabeth M. Hewlett  
 Chairman

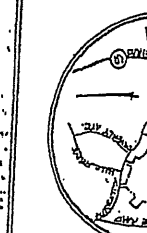
By   
 Jessica Jones  
 Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

  
 M-NCPPC Legal Department

Date 5/13/19

Book 3-22059



PLAT 15

RESERVATION CERTIFICATE  
This Maryland National Capital Park & Planning Commission

RESERVATION PLAT  
Land for Public Use  
PARCEL A: PLAT FOURTEEN  
SUMMIT CREEK  
SURRETT'S ELECTION DISTRICT No. 2  
Prince Georges County, Maryland  
Scale: 1" = 20'

APPROVED BY  
OFFICE OF THE REGISTERED PROFESSIONAL SURVEYORS  
DATE: 10/28/01

NOTE:  
1) Placement of this property must conform to the Specific  
Development and Use Ordinance, Section 15.01 (in compliance,  
with Comprehensive Design Plan No. 1997-0120 appears on Worksheet  
1259) or as amended by any subsequent Ordinance, Ordinance

Parcel 11A  
RES. V.T. 189 @ 4/5  
SUMMIT CREEK  
PLAT FOURTEEN

BRANCH AVENUE  
MARYLAND ROUTE 28  
200' R/W

Right of Way line through highway

EX. 25' W. 85.0' S. 65.0' E. Corner of  
W. 110.0' S. 10.0' E. 110.0'

Parcel 11A  
RES. V.T. 189 @ 4/5  
SUMMIT CREEK  
PLAT FOURTEEN

Parcel 11A  
RES. V.T. 189 @ 4/5  
SUMMIT CREEK  
PLAT FOURTEEN

Surveys Certificate  
This is to certify that the area shown  
hereon is an acrely tract containing  
the parcel numbered on the attached  
Survey Map and is located in  
Maryland, Prince Georges County  
and is subject to the terms and  
conditions of the specific development  
and use ordinance, as amended,  
as above mentioned.

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